

Rural Development is Improving the Quality of Life for Rural America



Important Announcement For Lenders

We are still approving and issuing manual Conditional Commitments on complete loan applications, and these loans may be closed without delay. When funds become available, these loans will be obligated and the Loan Note Guarantee will be issued.

New Form RD 1980-86: Request for Reservation of Funds

A new RD Form 1980-86 was released on October 22, 2003, under Procedure Notice 365.

Changes to the form include check boxes to indicate:

- (1) If the reservation is for purchase or refinance, and
- (2) If the refinanced loan is a guaranteed or direct loan.

Please begin using this form immediately.

Income Limits in Louisiana

Guaranteed Rural Housing Moderate Income Limits

All Parishes
(Orleans Parish is Ineligible for Lending)

Number in Household	Income Amount*
1 Person	\$45,500
2 Persons	\$52,000
3 Persons	\$58,500
4 Persons	\$65,000
5 Persons	\$70,150
6 Persons	\$75,350
7 Persons	\$80,550
8 Persons	\$85,750

Effective March 28, 2003

*Add 8 percent of 4-person income limit for each person in excess of 4 persons.

"Moderate Income" is defined as 115 percent of the U.S. Median Family Income.

From the Program Director

Debbie Redfearn

Single Family Housing Program Director

THANK YOU FOR A GREAT YEAR!! As of September 30, 2003 (end of Fiscal Year 2003), we obligated 958 loans for a total of \$88,444,100 in Louisiana. This equates to 217.27 percent of our initial allocation. This shatters the record numbers from Fiscal Year 2002.

These numbers validate our belief that the Guaranteed Rural Housing (GRH) program is the best program available for rural residents. This was a 57 percent increase in fund usage over Fiscal Year 2002. We assisted 292 more rural families in becoming homeowners this year than in Fiscal Year 2002.

We want to thank all of our lenders for their acceptance of the new system of issuing manual Conditional Commitments during the period in which we experienced a funding shortfall. While Rural Development's budget has not been finalized for Fiscal Year 2004, we are still approving and issuing manual Conditional Commitments on complete applications. Lenders may close these loans before funds are obligated. This should help lenders better serve their customers by preventing any delays in closing loans.

The bar has been raised in Louisiana, and we look forward to the opportunities of Fiscal Year 2004.

LET'S HAVE ANOTHER GREAT YEAR! KEEP UP THE GOOD WORK!

The Guaranteed Rural Housing Specialists in Louisiana are always available and ready to assist you. Do not hesitate to contact them with questions/recommendations. A contact list is attached for your convenience.

For more information on Rural Housing Guaranteed Loans, visit our website at:
<http://www.rurdev.usda.gov/rhs/>

Things to Know

ADMINISTRATIVE NOTICES

The following Administrative Notices have been issued addressing Guaranteed Rural Housing loan-making and servicing issues:

RD AN No. 3881 (1980-D) dated July 9, 2003, furnishes guidance concerning what documentation non-US citizens must supply in order to be considered for a loan note guarantee under the Single Family Housing Guaranteed Loan Program.

RD AN No. 3883 (1980-D) dated July 17, 2003, renews agency requirements under Instruction 1980-D, Section 1980.324(a), for routine charges and fees that lenders may charge borrowers.

RD AN No. 3884 (1980-D) dated July 17, 2003, clarifies Rural Housing Service procedure on the issuance and retention of Form RD 1980-17, "Loan Note Guarantee," and affirms agency policy on a lender's request for a duplicate policy.

RD AN No. 3885 (1980-D) dated July 22, 2003, provides guidance on foreclosure sale bids for security property on which

there is a Rural Housing Service guaranteed loan.

LA AN No. 1261 (426.2) dated September 10, 2003, provides authority to approve loans on existing homes with first floor habitable elevations that are below the 100-year flood plain base elevation measurement.

See Rural Development's **Administrative Notices website to view the entire Administrative Notice:**
http://rdinit.usda.gov/regs/an_list.html

INSTRUCTIONS, FORMS, PROCEDURE NOTICES

Rural Development (RD) Instructions, Forms, Procedure Notices (PNs), and Administrative Notices (ANs) can be viewed on the Internet. The URL link is: <http://rdinit.usda.gov/regs/>. To obtain Rural Development forms, visit the EGov website: <http://www.sc.egov.usda.gov/>. To obtain a copy of Louisiana Administrative Notices, contact the Guaranteed Rural Housing Specialist in your area.

REMINDER

Guaranteed Rural Housing (GRH) borrowers with satisfactory payment histories may refinance their GRH

loan in order to benefit from lower interest rates and increase their ability to be successful homeowners. The guarantee fee is only 0.5 percent, and this is an excellent way to maintain those valuable customer relationships.

THERMAL REQUIREMENT

Thermal requirement waivers on existing homes may be issued on a case-by-case basis. Contact the GRH Specialist in your area for details.

TOP 5 PRODUCERS

The top 5 producers in Louisiana in Fiscal Year 2003 were as follows:

Chase Manhattan Mortgage Corporation - \$40.4 million

First Guaranty Bank - \$8.0 million

Wells Fargo Home Mortgage, Inc. - \$5.3 million

Union Planters Bank - \$4.4 million

Allied Home Mortgage - \$3.0 million

Contact Us!

USDA Rural Development provides a full range of rural development credit services in rural Louisiana. The Louisiana Rural Development State Office is located at 3727 Government Street, Alexandria, Louisiana 71302, and the telephone number is (318) 473-7921. There are four area offices located throughout the state to serve Louisiana residents.

A handy contact list is attached to this newsletter for the Rural Development Single Family Housing Program in Louisiana. If you have any questions about the Guaranteed Rural Housing Program, please contact one of the representatives listed. We look forward to hearing from you!



Address Updates, Questions, and Comments

In an effort to save paper and postage, we are distributing this and future newsletters by e-mail. Thanks go to those of you who have responded to our request and provided us your e-mail address—our e-mail address list is growing longer each day. If you would like to add your name to our e-mail distribution list for newsletters and program announcements, please provide your e-mail address to debbie.redfearn@la.usda.gov.

Please send changes of address to Debbie Redfearn at debbie.redfearn@la.usda.gov or 3727 Government Street, Alexandria, Louisiana 71302.

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To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 1400 Independence Avenue, SW, Washington, DC 20250-9410 or call (202) 720-5964 (voice or TDD). USDA is an equal employment opportunity lender, provider, and employer.

USDA Rural Development

Single Family Housing Program

Contacts

USDA Rural Development State Office

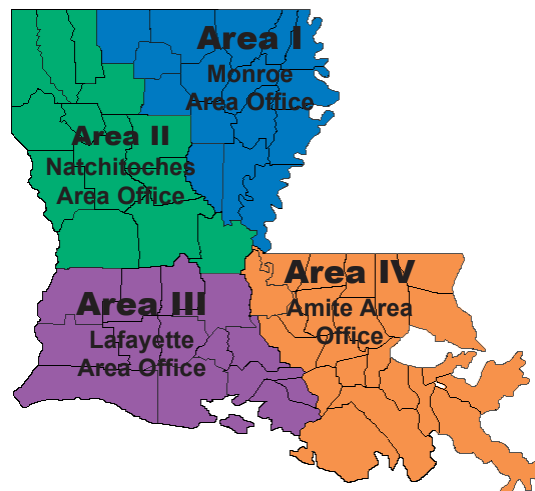
3727 Government Street
Alexandria, Louisiana 71302
Telephone: (318) 473-7630
TDD/TTY: (318) 473-7655
Fax: (318) 473-7829

Debbie Redfearn

Single Family Housing Program Director
debbie.redfearn@la.usda.gov

Scott Pousson

Single Family Housing Specialist
scott.pousson@la.usda.gov



Area I

Pat Guillory

Single Family Housing Guaranteed Loan Specialist
USDA Service Center
2410 Old Sterlington Road, Suite C
Monroe, Louisiana 71203
Telephone: (318) 343-4467, ext. 109
Fax: (318) 343-5776
pat.guillory@la.usda.gov

Parishes served:

Caldwell, Catahoula, Claiborne, Concordia, East Carroll, Franklin, Jackson, LaSalle, Lincoln, Madison, Morehouse, Ouachita, Richland, Tensas, Union, and West Carroll

Area III

Charles Miniex

Single Family Housing Guaranteed Loan Specialist
USDA Service Center
Whitney National Bank
905 Jefferson Street, Suite 320
Lafayette, Louisiana 70501-7913
Telephone: (337) 262-6601, ext. 119
Fax: (337) 262-6823
charles.miniex@la.usda.gov

Parishes served:

Acadia, Allen, Beauregard, Calcasieu, Cameron, Evangeline, Iberia, Jefferson Davis, Lafayette, St. Landry, St. Martin, St. Mary, and Vermilion

Area II

Mary Lu Wilkerson

Single Family Housing Guaranteed Loan Specialist
USDA Service Center
6949 Highway 1 Bypass, Suite 103
Natchitoches, Louisiana 71457
Telephone: (318) 352-7100, ext. 128
Fax: (318) 354-1682
mary.wilkerson@la.usda.gov

Parishes served:

Avoyelles, Bienville, Bossier, Caddo, DeSoto, Grant, Natchitoches, Rapides, Red River, Sabine, Vernon, Webster, and Winn

Area IV

John Friedman or Doug Lawrence

Single Family Housing Guaranteed Loan Specialists
USDA Service Center
805 West Oak Street, Room 3
Amite, Louisiana 70422
Telephone: (985) 748-8751, ext. 127 or 136
Fax: (985) 748-4940
john.friedman@la.usda.gov
doug.lawrence@la.usda.gov

Parishes served:

Ascension, Assumption, East Baton Rouge, East Feliciana, Iberville, Jefferson, Lafourche, Livingston, Plaquemines, Pointe Coupee, St. Bernard, St. Charles, St. Helena, St. James, St. John, St. Tammany, Tangipahoa, Terrebonne, Washington, West Baton Rouge, and West Feliciana